

2023

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1916	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.400001526
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98735195
Adj \$ / SQ:	406.542
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549522
Depreciation:	102211
Depreciated Total:	447311

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	447.20	
Special Features:	0	Val/Su Net:	414.17	
Final Total:	447300	Val/Su SzAd	414.17	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,080	406.540	439,061	
Net Sketched Area:		1,080	Total:	439,061	
Size Ad	1080	Gross Area	1080	FinArea	1080

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
6					
0					

**IMAGE**

**AssessPro** Patriot Properties, Inc

